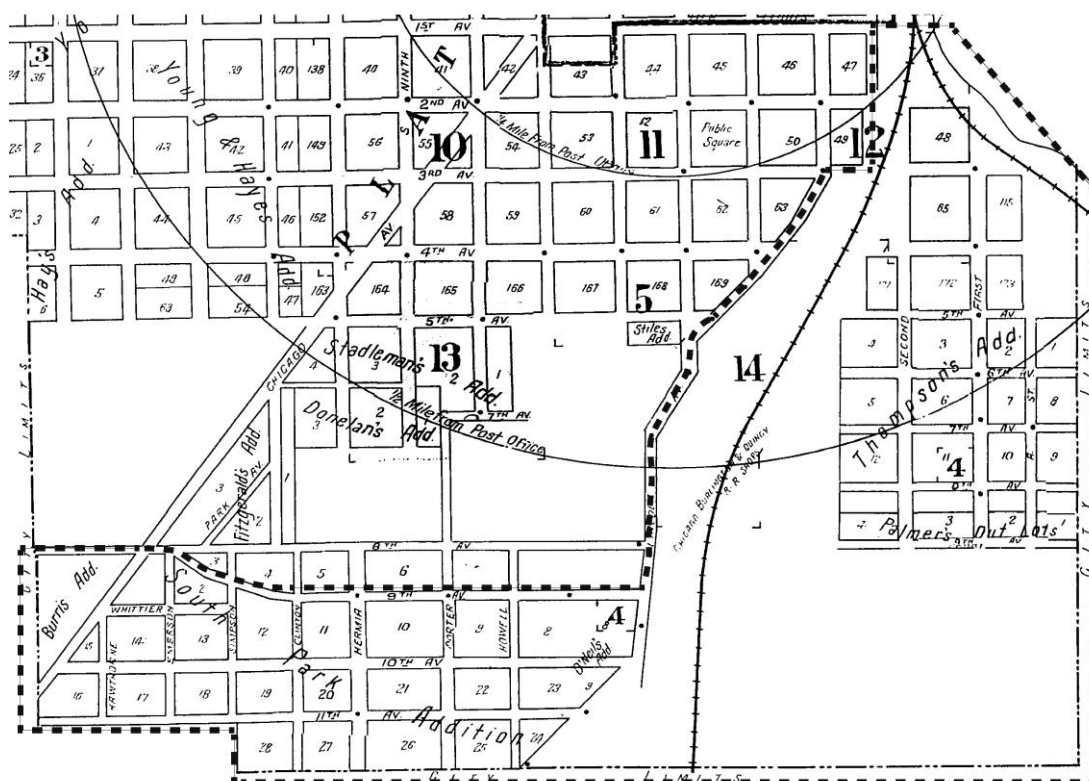
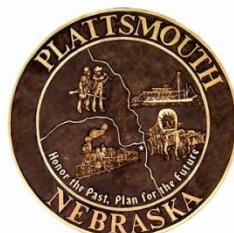


Phase 3



2016



ARCHITECTURE

Intensive Level Survey For:

Plattsmouth

Phase 3 Area

2016

Prepared for:



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EXECUTIVE SUMMARY

PROJECT BACKGROUND

As a Certified Local Government (CLG), the City of Plattsmouth partners with the National Park Service (NPS) and the Nebraska State Historic Preservation Office (NeSHPO), a division of the Nebraska State Historical Society (NSHS), to oversee preservation efforts in Plattsmouth, Nebraska.

The Plattsmouth CLG has set a goal of completing an Intensive Level Survey of the town as part of a long range plan to better understand their local resources. Divided into phases that cover different areas of the town, this project will review and recommend local buildings for potential listing on the National Register of Historic Places (NRHP) and for local landmark designation. After further consultation with the NeSHPO, these buildings could then be listed and owners could take advantage of a number of tax incentive programs. Additionally, this information could be used by the City to promote its heritage. This current project is Phase 3 of 5.

SURVEY AREA

Plattsmouth is located in Cass County in southeast Nebraska along the Missouri River.

- The Phase 3 Survey Area: approximately 60 full and half city blocks
- Area: an irregular area with 1st Avenue at its northernmost point. To the west, the area steps down from S. 3rd Street to Lincoln Avenue and then turns west at 9th Avenue, which leads into 8th Avenue. The area's westernmost point aligns with S. 18th Street. To the east, the area steps down from Livingston Road to River Road. The area's easternmost point is the Missouri River. At the south, from west to east, the area is roughly encompassed by Highway 34, 17th Avenue, and 13th Avenue.
- Previously Inventoried Properties: 8
- Properties Previously Listed on the National Register: 1

SUMMARY OF RESULTS AND RECOMMENDATIONS

An initial review of the 2004 Cass County Nebraska Historic Resource Survey and Inventory (NeHRSI) Reconnaissance Level Survey and an October/November 2015 field survey of the area found 15 buildings with the potential to be listed individually for a variety of reasons, including association with historic development trends and representation of an architectural style or form. Further research refined this list to four buildings with potential for individual listing. They are as follows:

NEHRSI #	Address	NEHRSI #	Address
CC14-294	109 8 th Av	CC14-305	1524 Valley St
CC14-302	1633 Lincoln Av	CC14-306	1726 Valley St

ACKNOWLEDGEMENTS

We would like to extend a special thanks to the people of Plattsmouth for their welcome and support during this project. Additionally, we are grateful to many people for their assistance during this project. This report could not have been completed without the efforts of the mayor of Plattsmouth, R. Paul Lambert, the Plattsmouth City Administrator Erv Portis, Bob Puschendorf, Patrick Haynes and Ruben Acosta of the NeSHPO as well as Margo Prentiss of the Cass County Historical Society Library and members of the Plattsmouth Historic Preservation Board.

LOCAL ADMINISTRATION

The Plattsmouth CLG is headed by the mayor of Plattsmouth, R. Paul Lambert, and is overseen by the Plattsmouth City Administrator, Erv Portis. The City Administrator staffs and advises the Plattsmouth Historic Preservation Board. The board meets monthly to discuss local preservation issues.

The Plattsmouth Historic Preservation Board is a seven member board consisting of local individuals with a demonstrated interest in preservation and/or who own property in a local historic district. Current members consist of Richard McKinley (Chairman), Doug Duey, Don Gappa, Joe Ostaseski, Jennifer Roby, Harlan Seyfer and Celine Wilcox.

ADMINISTRATION AND FUNDING

CLG projects are administered by the NeSHPO. This study was funded in part with the assistance of a federal grant from the U.S. Department of the Interior, National Park Service. The contents and opinions expressed in this publication however, do not necessarily reflect the views or policies of the U.S. Department of the Interior. Regulations strictly prohibit unlawful discrimination on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity or facility operated by a recipient of federal assistance should write to: Director, Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington, D.C. 20240.

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METHODOLOGY

OBJECTIVE

The objective of this project was to complete an Intensive Level Survey of the Phase 3 area of Plattsmouth, Nebraska. This survey identified those properties within the defined area with the potential to be listed individually or as an historic district in the National Register of Historic Places (NRHP). It then provided an additional level of detail for potentially eligible properties as an aid to future research and listing in the NRHP.

SURVEY AREA

BOUNDARY

The seat of Cass County, Plattsmouth is located along the Missouri River just south of its confluence with the Platte River. Plattsmouth is located in the northeastern corner of Cass County with the Missouri River on the city's eastern border. The Phase 3 survey area includes approximately 60 full and half city blocks. This irregular area contains 1st Avenue at its northernmost point. To the west, the boundary follows the line of 2nd Street south to 3rd Avenue. From there the boundary line moves west to Lincoln Avenue and then southwest along Lincoln Avenue to 9th Avenue, which leads to 8th Avenue. The area's westernmost point aligns with S. 18th Street. To the east of 1st Avenue, the area steps down from Livingston Road to River Road. The area's easternmost point is the Missouri River. At the south, from west to east, the area is roughly encompassed by Highway 34, 17th Avenue, and 13th Avenue.

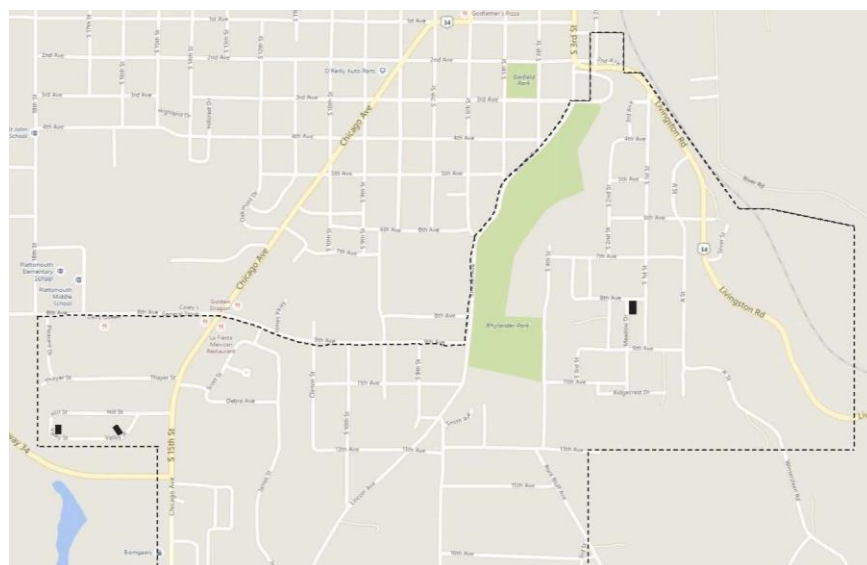


Figure 1: Map of Phase III Survey Area. Bold dashed line indicates boundary of survey area. Dark outlines represent location of properties included in this report. Bing Maps, with overlay by APMA, March 2016.

The Gottfried Gustav Pitz Barn (National Register #12000564) is currently the only property in the Phase III survey area listed on the National Register. It was officially listed in 2012.

The most recent reconnaissance level survey of Cass County, completed in 2004, included one property in this survey area and removed four previously surveyed properties from the historic resource inventory due to loss of physical integrity. The remaining property included in the 2004 historic resource inventory was found to be non-extant during this project.

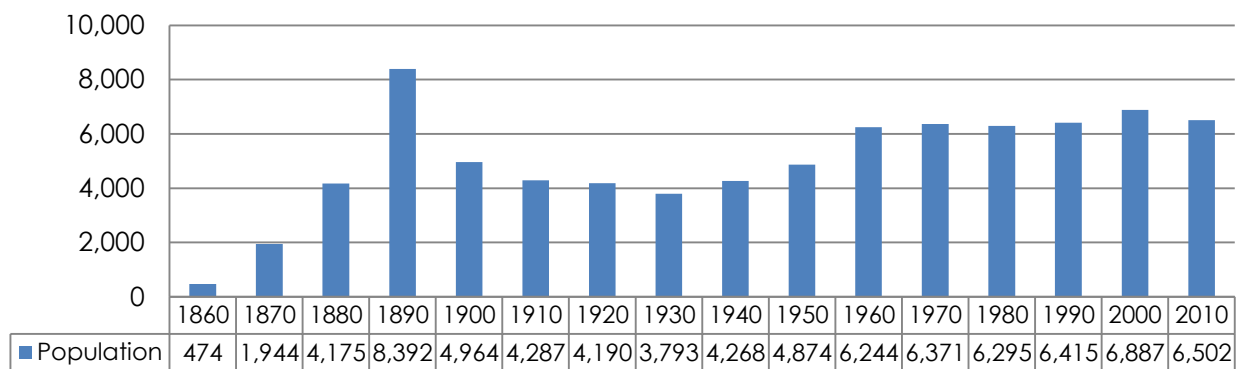


Figure 2: Population of Plattsmouth, Nebraska. Information taken from the U.S. Decennial Census. Graph by APMA, 2016.

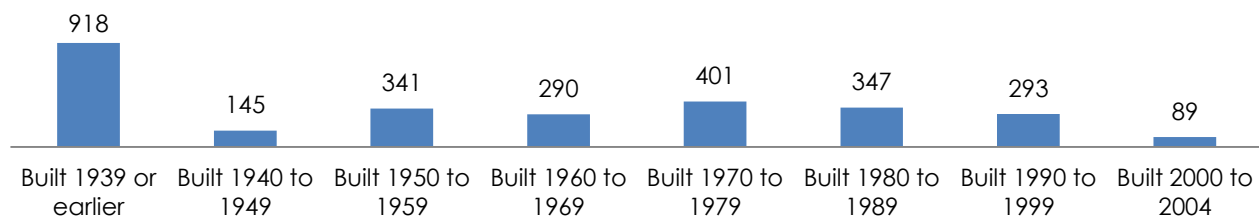


Figure 3: Number of New Residences Constructed per Decade. Information taken from the U.S. Decennial Census. Graph by APMA, 2016. Note: the census did not start collecting this information until 1940.

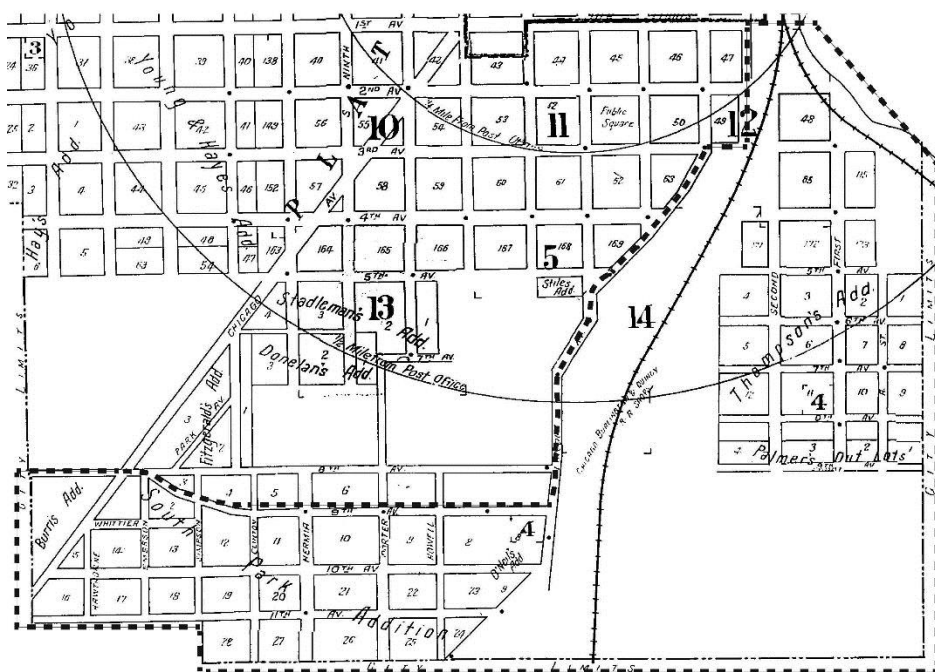


Figure 4: 1949 Sanborn Map of Plattsmouth showing original plat and additions closest to the 2016 Phase III survey area. Dashed line indicates area documented in 1949 Sanborn Map included in the Phase III survey area. Overlay by APMA, 2016.

CHARACTER

After the initial settlement of Plattsmouth and its rise to prominence as an important economic and transportation hub, the city's population remained relatively stable between 1900 and 1950, with approximately 4,000 inhabitants. There was also a great deal of construction during this time, much of which is extant. Overall, approximately 37 percent of the housing stock documented by the United States Decennial Census in Plattsmouth was constructed before 1950 while another 22% was constructed between 1950 and 1969. In 1960, the population rose to over 6,000. During the next five decades the population stayed consistent and was recorded as 6,502 persons in the 2010 United States Census.

The survey area expands south, southeast and southwest of the original town plat. Only the northernmost section of the survey area is located within the original town plat. Historically, the northwest section of the survey area housed the Burlington and Missouri River Railroad's shops. Today it contains a large city park, Rhylander Park. The remainder of the survey area is divided into a multitude of subdivisions and additions, a handful of which have existed since the late nineteenth and early twentieth centuries and the majority of which contain residential development.

The west side of the survey area, west of Lincoln Avenue, is primarily occupied by four large subdivisions – Pleasant Hill, Patricia Heights, Valley View and Kendel Heights. Interspersed with these are smaller plots of land contained within Stadelman's Outlots, Lyckberg's Subdivision, Burris' Subdivision, Streitweiser's Subdivision, and Boyd's First Addition. The southwest corner of the survey area contains the large, square Nettelmann's Subdivision. South of Rhylander Park, and east of Lincoln Avenue, the land is part of O'Neill's Addition and Wise's Outlots, with a small section along Lincoln Avenue occupied by J.M. Dove's Subdivision and E & V Subdivisions. East of Rhylander Park is Thompson's Addition. South of Thompson's Addition there are a number of smaller subdivisions, including Palmer's Outlots, Winterstein, Parkview East, Prohaska, and Meadow Heights Estates. Parkview East and Meadow Heights Estates comprise the largest of these.

The survey area is primarily sited on steep rolling hills. The hills are steeper at the east end, which is closer to the Missouri River. Two main thoroughfares, Chicago Avenue/South 15th Street and Lincoln Avenue, run through at the west and center of the survey area, respectively. The Phase III survey area differs from the Phase I and II survey areas in that most of the residences in this section date from the 1950s and later because much of this area was not developed until after World War II. Additionally, this area is less densely packed with buildings and has fewer gridded streets than the Phase I and II areas. Instead, the majority of residences in the Phase III area are set back on large plots of land, and there are a number of curvilinear streets along which post-World War II houses are situated. Additionally, since the majority of these homes were constructed after the popularity of the automobile was well established, attached garages predominate.

Residences in the survey area are generally of frame construction, simple in design, and have little ornamentation. Mid-twentieth century ranch homes as well as split level homes dating from the 1970s and 1980s predominate and can be found throughout the survey area. Residences dating from the late 1800s and early 1900s are less common and can generally be found at the east end of the survey area. Most of those that do exist have been radically altered over the years, resulting in a loss of integrity that makes them difficult to survey based upon appearance alone. Only one high-style turn-of-the-twentieth-century house, of masonry construction, retains good integrity. It is located on a large plot of land at 1633 Lincoln Avenue. Non-residential buildings in the survey area are located along Chicago Avenue/South 15th Street

and a site directly south of Rhylander Park. Many of these commercial and industrial buildings were constructed relatively recently.

Some of the earliest subdivisions, which developed in the 1890s and early 1900s, include Thompson's Addition, South Park, O'Neil's, Wise's Addition, and Porter Place. Development in these early suburbs south of downtown included both small cottages and substantial brick residences. As of May 8, 1890, 48 houses were under construction or nearing completion. One of the finest residences then under construction was said to be the \$5,000 brick home of Mr. Ed Oliver, in the South Park suburbs at 1633 Lincoln Avenue (extant).¹

These homes sprang up in close proximity to the Burlington and Missouri River Railroad Shop's, which had existed at a large site south of downtown since 1868. For decades, the existence of these shops, and the accompanying railroad, brought people and jobs to Plattsmouth. The first rail line was completed to the city in October 1869 and the first shop buildings went up at the site shortly thereafter. Employees at the shops took part in the construction and repair of various types of rail cars, amongst other duties. Fires destroyed both the first and second incarnations of buildings at the shop site. The third set of buildings were constructed of brick and went up between 1874 and 1881.²

The Burlington Shops began to experience a decline by the early decades of the 1900s, when automobiles and trucks were increasingly the preferred mode of transportation for the movement of people and goods. During the 1910s and 1920s the Burlington's locomotive and passenger car departments were moved elsewhere. After 1947, activity at the Burlington Shops was limited to the repair and maintenance of refrigerated units. The shops shut down completely in January 1968, bringing an end to the railroad's 99-year run in Plattsmouth. The site was then occupied by Sterling Refrigerated and Engineering Company until the mid-1970s. Left vacant, the five extant buildings – including two roundhouses, a blacksmith shop, car shop, and planning mill – were thereafter considered a fire and safety hazard and the city began to seek bids for their demolition. By the early 1980s, all physical remnants of the once prosperous shops were torn down or destroyed by fire. In 1987, the city acquired 30 acres of the former shop's land to build a new park.³ Today, the former shop's site is home to Rhylander Park, a large green space with play areas, trails, and pavilions.

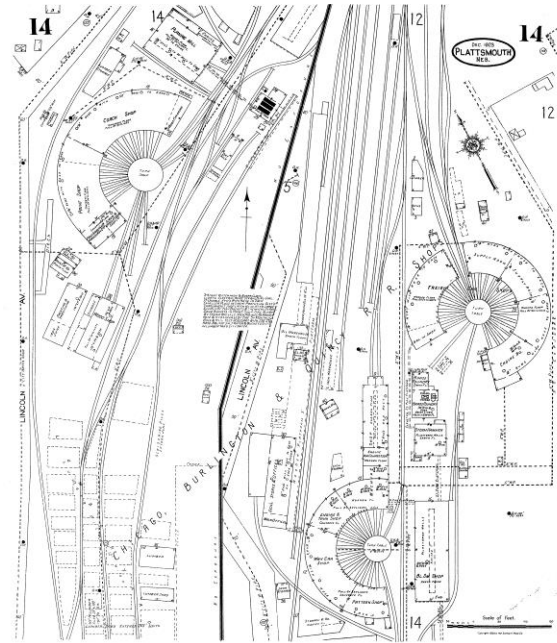


Figure 5: Sanborn Map showing Burlington Shops as of 1923. Sanborn Map Company, 1923.

This part of the city began to experience increased activity during the mid-twentieth century, when developers started to build comprehensive automobile-oriented subdivisions consisting of affordable houses that could be built efficiently and sold cheaply. The Valley View development is one such example. This small post-World War II planned subdivision southwest of downtown has an entry at Chicago

¹ *Plattsmouth Weekly Herald*, "Homes for the People," May 8, 1890, Cass County Historical Society, Clipping Files, 1633 Lincoln Avenue.

² Plattsmouth Journal with Mary Skalak, Project Coordinator, *History of Cass County, Nebraska* (Curtis Media Publication, 1989).

³ *Ibid.*; *Omaha World Herald*, "Auction Will Mean End of the Line for an Era," April 15, 1979.

Avenue and Hill Street. Construction began in 1953, with four houses under construction or nearing completion by June. Construction occurred before paving was laid and water and sewer contracts with the city were approved.⁴ Today approximately 60 small residences reflecting the Minimal Traditional and Ranch house types are neatly arranged along Hill and Valley Streets, which curve into one another at the west end.

Today, the Phase III survey area of Plattsmouth contains a variety of housing stock, a small number of commercial and industrial buildings and one park, Ryhlander Park. The age of buildings in the survey area vary, with most constructed in the mid- to late-20th century. While this area has its beginnings in the late nineteenth century, its time of greatest growth is more closely linked to a more recent era in Plattsmouth's history, when residents began to seek affordable, modern single-family homes at the edge of the city.

Methodology

FIELD WORK

In order to develop an awareness of potentially significant resources (buildings, structures, sites and objects) in the survey area and understand the unique aspects of the history of Plattsmouth that influenced its development, research was begun prior to the commencement of field work. This research included a review of the 2004 Cass County reconnaissance survey database, GIS files and report, as well as a review of previously published histories of Plattsmouth.

Field work was completed in October and November 2015. In the field, teams of investigators traveled each public road in the survey area to identify any additional resources, beyond those previously surveyed, which should be intensively researched.

Investigators intensively researched those resources that met the following criteria:

- A minimum of 50 years old
- Retained a high level of physical integrity
- Were situated in their original location

The National Register sets 50 years as a minimum age for nominated resources. This was established to allow enough time to pass for a true evaluation of potential sites without the pressure of current political and social groups. It also allows enough time to pass so that the resource can be put into context within its area of significance.

A high level of physical integrity gives a resource authenticity by presenting its physical characteristics during its period of historic significance. According to the National Park Service, physical integrity is comprised of seven aspects; location, setting, design, workmanship, materials, feeling and association. They are defined as follows:

- **Location** is the place where the historic resource was constructed or the place where the historic event occurred.

⁴ *The Plattsmouth Journal*, "Valley Houses in Various Stages of Construction," June 8, 1953; *The Plattsmouth Journal*, "Houses in Various Construction Stages," June 11, 1953.

- **Design** is the combination of elements that create the form, plan, space, structure, and style of a resource.
- **Setting** is the physical environment of a historic resource.
- **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic resource.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling** is a resource's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic resource.

Integrity is affected by changes to the original materials and features, such as the installation of modern siding materials and the replacement of windows. In some cases, however, changes to a resource have been in place long enough to have gained historic significance. For example, asbestos siding was frequently installed between 1930 and 1970 and in many cases has been in place long enough to be considered historically significant.

Standards of integrity were applied most rigorously to residential buildings due to the number of extant examples available for survey. Likewise, younger resources were held to a higher standard. On commercial properties, alterations to the first floor were expected and buildings were not discounted if the alterations were minor or had gained historic significance over time. Secondary buildings such as garages and sheds were surveyed only when they added to the historic feeling and association of the primary building. Abandoned resources were included when they dated from the 1800s, represented a unique property type or possessed construction materials indigenous to the area.

Resources such as parks with multiple buildings, structures and objects were surveyed as a single entity in which the primary buildings, structures or objects were required to meet the evaluation criteria listed above.

Although properties typically need to be 50 years old for inclusion on the National Register of Historic Places, there were three properties included in the reconnaissance survey that are 40 years old or older. These properties were included to ensure the survey does not become out of date immediately upon completion. However, only properties that are currently 50 years old were intensively researched and documented as potentially eligible for the National Register of Historic Places.

BIASES

All survey work and research contains certain biases due to the nature of the work. By identifying these biases it is easier to understand how the project progressed and how future projects might avoid such biases. In a survey there are two basic types of biases that affect the project results: fieldwork and research.

Survey fieldwork has its own set of biases that must be recognized during the course of a project. In an intensive level survey, such as this project, the properties chosen for survey are selected largely based upon recommendations of potentially eligible properties from a previous reconnaissance survey, which favored properties with significant architectural features. In addition, many of the properties chosen for this intensive survey were identified through a windshield survey. As a result of these two factors, this project favored those properties that retain architectural integrity.

The most noteworthy limitation in the fieldwork portion of this project is that the properties are privately owned and were only accessible from public rights-of-way (ROWs). As a result, the setbacks of the buildings, coupled with vegetation, hindered the view of some buildings' features. Furthermore, a building's interior integrity can play a significant role in influencing a determination of eligibility; some properties that have lost exterior features may still be eligible when their interior condition is taken into consideration. Alterations may also obscure original/historic features and materials that, when exposed, would subsequently change the determination.

Background historical research is dependent on numerous types of resources that come with their own inherent biases. Sanborn Fire Insurance maps and city directories, for instance, are the basis for much preservation-related research and although they are quite reliable, they are not without the occasional mistake or omission. Several of the historic atlases and biographical sketches utilized for research were financed in part by businesses and individuals, who were then chosen for inclusion in the book. Other historical research sources, such as A.T. Andreas's *History of the State of Nebraska*, compiled their information from individuals within the community and therefore only contained information on those local citizens known to, and judged by the author, as being prominent enough for the publication. In both cases, wealthy individuals and prosperous businesses were most likely to be featured. Conversely, some individuals who we would recognize today as being prominent may not have been identified as such during their time, and their representation, or lack thereof, in these sorts of documents may reflect this bias.

Additionally the greatest limitation for almost all research projects is funding and time.

INVENTORY NUMBERING SYSTEM

Resources within the survey area were each assigned a unique inventory number (xxyy-zzz). The first two letters represent the county, in this case CC for Cass County. This is followed by two digits which represent the area within the county, which is 14 for Plattsmouth. Therefore, the first set of numbers in Plattsmouth is always CC14. The second set of numbers is a unique three-digit number for each resource within the city. For example, the inventory number for the Edward Oliver Residence is CC14-294. Within this report, inventory numbers are supplied with the historic name or address (if historic name is unknown) of each resource discussed within the text.

RESEARCH AND ANALYSIS

After fieldwork, an initial evaluation of properties was completed. This refined the list of properties to those which appeared to have the potential for listing on the National Register of Historic Places. These properties were then researched and evaluated further. This round of research included gathering data from the Cass County Assessor's Web Site, the Cass County Historical Society, Sanborn Maps, City Directories and U.S. Decennial Census.

An analysis of each property was then undertaken to evaluate its potential under National Register Criteria A, B and C, which were used for evaluation in this project. Criterion D was not applied during this survey. Those that had potential in a particular area were identified and a summary of how they would

fit the criteria was provided in the final report. This report also includes a copy of the material gathered for this analysis in appendix C.

Buildings were analyzed according to their potential to be nominated to the National Register of Historic Places. The National Register of Historic Places is "the official list of the Nation's historic places worthy of preservation." Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. Included in the list are buildings, sites, structures, objects and districts which are at least 50 years old, have sufficient integrity and which are significant under one of four criteria:

- A.** That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B.** That are associated with the lives of significant persons in our past; or
- C.** That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D.** That have yielded or may be likely to yield, information important in history or prehistory.

According to the National Park Service, "ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a)** A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b)** A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c)** A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d)** A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e)** A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f)** A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g)** A property achieving significance within the past 50 years if it is of exceptional importance."

CRITERION A

Resources eligible under Criterion A are associated with events that have made a significant contribution to the broad patterns of our history. Within this survey, there are two buildings associated with historic community development patterns.

CRITERION B

Resources eligible under Criterion B are associated with the lives of significant persons in our past. Most often these are locally significant individuals, such as town founders and significant local businessmen. Such people are best represented by the places most closely associated with their productive life, for example, the bank building where the bank president worked. However, in some cases such obvious properties are non-extant or have little integrity. Then the residence of the individual becomes the next best place to represent their contributions to local history. Within this survey, there are no buildings associated with the life of a significant person.

CRITERION C

Resources eligible under Criterion C embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value. The unique buildings we know and appreciate often exhibit a combination of these qualities. Within this survey, all four buildings are notable for their architectural style or building form.

NEHRSI#	Address	Built	Form	Arch. Style	Stories
CC14-294	109 8 th Av	1920	Hipped Roof Square Cottage		1
CC14-302	1633 Lincoln Av	1889	Simple Hipped Roof	Italianate	2
CC14-305	1524 Valley St	1954	Minimal Ranch	Mission Revival	1
CC14-306	1726 Valley St	1954	Minimal Ranch	Modern	1

Table 1: Architectural Form and Style of Residential Buildings Included in this Survey

- **Type** is used to classify a building. The NeHSI manual has a set list of types that buildings may fall into, including Bank, Office, Parking Garage, Single Family House, etc.
- **Period** is the span of years that represents a unique era in American culture, such as the Great Depression or the Roaring Twenties.
- **Method of Construction** refers to the structure and details of the building. It may be that a particular building is the first local example of cast-in-place concrete, or is framed or detailed in a manner common to German immigrants.
- **Work of a Master** generally refers to having been designed or constructed by a well-known architect or builder. These people do not have to be nationally famous, but must at least be locally recognized for their work and contribution to the built environment.
- **High Artistic Value** typically refers to the architectural style of the building. This is when a builder or designer adheres to a prescribed set of aesthetic and design principals.

All of the buildings in the intensive level survey were residential. The 4 residential buildings can be divided into two subgroups – those constructed before 1940 and those constructed after 1940. Trends in form and style are only evident in those constructed after 1940.

Two of the selected homes were constructed before 1940, with the earliest built in 1890. Within this group, the residences range in height from one to two stories tall and reflect different forms, with one being a high-style residence for a wealthy owner, CC14-302, and the other being a more unassuming building built more for practicality than for any stylistic concerns, CC14-294.

The post-1940 homes selected for intensive level survey were both constructed in 1954. Both of these homes are one story in height and are good examples of the Minimal Ranch building form.

NEHSI #	Address	Criteria A Area	Criteria B Individual/Area	Criteria C Area
CC14-294	109 8 th Av			Hipped-Roof Square Cottage
CC14-302	1633 Lincoln Av			Italianate Influences
CC14-305	1524 Valley St	Valley View Development		Minimal Ranch
CC14-306	1726 Valley St	Valley View Development		Minimal Ranch

Table 2: List of criteria and areas of significance under which inventoried properties were found to be potentially eligible for the NRHP.

RESULTS

Of the 15 buildings analyzed, four present strong cases for listing on the NRHP.

Of those that have strong potential for individual listing, all four are candidates due to their exemplification of an architectural style or building form, zero for their association with significant individuals and two for their association with broad patterns in history. Furthermore, two of these buildings are potentially eligible under more than one criterion.

PROPERTIES INDIVIDUALLY ELIGIBLE

For those buildings that present strong cases for individual listing, greater detail is provided below. This should be considered as a starting point for research and discussions with the Plattsmouth CLG and NeSHPO for eligibility. Confirmation of each property's continued eligibility will be required from the Plattsmouth CLG and NeSHPO before proceeding with the NRHP nomination process. Any additional research gathered should also be presented to the Plattsmouth CLG and NeSHPO to support the case for the property's eligibility. For further information on these processes, please see the following chapter.

If all of these buildings were to be listed on the NRHP, they would represent a well-rounded group of architectural styles and forms. Additionally, it would add to our collective understanding of the broad patterns of history as represented by Plattsmouth's architecture.



Figure 6: 109 8th Avenue. Photograph by APMA, October 2015.

CC14- 294 Hipped-Roof Square Cottage

Physical Description

This one-story hipped-roof residence is square in plan and simply designed. The wood frame building has a concrete block foundation, wood clapboard walls, and is topped by an asphalt shingle roof. A small shed-roof addition with clapboard walls and an asphalt shingle roof is attached to the south (rear) elevation. Wood rafters are exposed beneath the overhanging eaves of the roof and a stucco-covered chimney is located at the center of the roof. At the front of the building there is a full-width porch, which was enclosed at an unknown date. An aluminum storm door is located at the entry to the porch, which is accessed by two wood steps. Window openings contain wood one-over-one sash with vinyl storms.

At the rear of the house, there is a historic wood clad garage with a gable roof that appears to date from the same time period as the house. The garage retains its historic garage door, which consists of three portions. Each portion has four square glass lites at its top and wood panels below.

Building Development

According to the Cass County Assessor, this building was constructed in 1920.

Recommendation

This building is eligible under Criterion C as a good example of a Hipped-Roof Cube.

Criterion C

This building, standing one-story in height and topped by a hipped roof, reflects the Hipped-Roof Square Cottage described in John A. Jackle, Robert W. Bastian and Douglas K. Meyer's *Common Houses in America's Small Towns*. The main identifying feature of this simple building type is its box-like form. This building retains its identifying features and is a good candidate for individual designation.



Figure 7: 1633 Lincoln Avenue. Photograph by APMA October 2015.

CC14-302

Edward Oliver Residence

Physical Description

The Edward Oliver residence is a two-story hipped-roof residence with Italianate-style features. The brick residence has painted exterior walls and its roof has asphalt sheathing. Brick is arranged in a decorative angled pattern at the second story. Beneath the roof overhang there is a molded cornice. At the south elevation there is a two-story bay window clad in non-historic vinyl siding. A one-story full-width porch is located at the west elevation. It is accessed by a small flight of non-historic concrete steps with a metal railing. The porch has historic wood columns and a pediment at the north end that contains fish-scale shingles. The main entry is located at the north end of the west elevation and consists of a historic wood front door with one sidelight. Windows are generally wood one-over-one units with vinyl storms and elaborate window crowns, except at the bay where they have been replaced with single lite windows and lack window crowns.

To the southeast of the house there is a large barn with wood clapboard siding.

Building Development

Although the Cass County Assessor states that this building dates from 1889, it actually appears to have been constructed in 1890. In May 1890, an article in the *Plattsmouth Weekly Herald* described how Mr. Ed Oliver was then in the process of building a \$5,000 brick residence. The newspaper described it as "the finest residence...in South Park suburbs," a part of the city south of downtown that was then beginning to experience residential development.⁵ Oliver did not live there for very long. By 1905, an article in the *Plattsmouth Journal* stated that August Gorder had recently purchased the property from Fred Ramge.

⁵ *Plattsmouth Weekly Herald*, "Homes for the People," May 8, 1890, Cass County Historical Society, Clipping Files, 1633 Lincoln Avenue.

Although the property was owned by Mr. Gorder, it was occupied by a Mr. and Mrs. Mary.⁶ Later it was owned by Clara Zoirbek.⁷ By 1968, the house was owned by Earnest D. and Sally R. Johnson.

Recommendation

This building is eligible under Criterion C as a good example of a vernacular building with Italianate influences.

Criterion C

As a rectangular, box-shaped house with a hipped roof and three openings across its primary façade, the building falls into the Simple Hipped Roof subtype of the Italianate style, as discussed in Virginia and Lee McAlester's *A Field Guide to American Houses*. The Simple Hipped Roof subtype is the most common of the six principal subtypes identified in *A Field Guide to American Houses*, comprising approximately one-third of Italianate houses. Italianate features found on the exterior include rectangular window hoods, a single-story full-width porch with refined columns containing detailed capitals; and a bay window at the side elevation. Overall, this house is notable as the only building in the nearby vicinity that has an Italianate appearance and retains many of its character defining features, setting it apart as worthy of individual designation.

⁶ *Plattsmouth Journal*, "Ramge Property Sold," September 28, 1905, Cass County Historical Society, *Clipping Files*, 1633 Lincoln Avenue.

⁷ Cass County Historical Society, 1968 Assessor Sheet for 1633 Lincoln Avenue, *Clipping Files*, 1633 Lincoln Avenue.



Figure 8: 1524 Valley Street. Photograph by APMA October 2015.

CC14-305

Mission Revival Minimal Ranch

Physical Description

This one-story building is rectangular in plan, with a low-lying hipped roof and gable wing. These features, along with the lack of an integrated garage make the home reflective of the Minimal Ranch form. In style it represents a simplified version of the Mission Revival style. Stylistic elements include the stucco cladding, arched recessed entry, and tri-foil vent opening beneath the front and side gables. Historically the building had a tile roof, which would have added to its Mission Revival appearance. Today, the tile has been replaced by asphalt shingles. The historic wood windows are generally six-over-one units with aluminum storms. A large wood window in the front gable wing is divided into 20 lites.

Building Development

This building was constructed in 1954, according to the Cass County Assessor. As of 1968, the owner was Oscar L. Newsom.⁸

This house is located in the Valley View development, a small post-World War II planned subdivision southwest of downtown with an entry at Chicago Avenue and Hill Street. Construction in the subdivision began in 1953.⁹

Recommendation

This building is eligible under Criterion A for its association with the Valley View Development in which it is located. It is also eligible under Criterion C as a good example of a Mission Revival Minimal Ranch.

Criterion A

⁸ Cass County Historical Society, 1968 Assessor Sheet for 1524 Valley Street, *Clipping Files*, 1524 Valley Street.

⁹ *The Plattsmouth Journal*, "Valley Houses in Various Stages of Construction," June 8, 1953; *The Plattsmouth Journal*, "Houses in Various Construction Stages," June 11, 1953.

The Valley View development is a small post-World War II planned subdivision southwest of downtown Plattsburgh that consists of approximately 60 one-story Minimal Traditional and Ranch residences arranged along Hill and Valley Streets. Construction within the subdivision began in 1953, and all of the lots were generally built upon by the end of that decade.¹⁰ The subdivision still retains its historic density and the houses generally retain their original form, although many have been altered over the years with vinyl siding, non-historic porches, and non-historic windows and doors. This house, built in 1954, was one of the first to be completed. It stands out with its Mission Revival features, and because it is one of the few residences in the subdivision to still retain much of its historic integrity, including windows and cladding material. Houses like this one, located within a post-war subdivision, reflect a significant era in community development, when a flurry of construction took place on the outskirts of cities to accommodate families seeking modern, affordable single-family housing options.

Criterion C

This building embodies the Minimal Ranch form, which is identified in *Common Houses in America's Small Towns* as being a simple, one-story rectangular box with no attached garage. The lack of an attached or integrated garage is what sets this ranch type apart from the more distinctive Standard Ranch. This building has the identifying features of a ranch house, with its rectangular plan and low pitched gabled roof. It is distinct amongst the ranch houses within the area for its Mission Revival stylistic features. The building's retention, both of its ranch form and many of its Mission Revival details, make it an excellent potential candidate for designation.

¹⁰ *The Plattsburgh Journal*, "Valley Houses in Various Stages of Construction," June 8, 1953; *The Plattsburgh Journal*, "Houses in Various Construction Stages," June 11, 1953.



Figure 9: 1726 Valley Street. Photograph by APMA October 2015.

CC14-306 Contemporary Minimal Ranch

Physical Description

This one-story rectangular plan house has a low-pitched gabled roof and a detached garage, making it reflective of the Minimal Ranch type. With its sleek overhang at the front (south) elevation, horizontal wood siding, and large window openings, the building is a simple example of the mid-twentieth century Contemporary style. A garage at the rear, which is connected to the building via a slanted roof and contains a wood garage door, matches the home in appearance. The front door is located at the center of the south elevation and has an iron screen door. Flanking the door are large window openings, each of which contain nine rectangular wood sashes. Smaller window openings, containing the same rectangular wood sashes, are located at the other elevations.

Building Development

This building was constructed in 1954, according to the Cass County Assessor. In 1968, the owner was John H. Brookhouser.¹¹

This house is located in the Valley View development, a small post-World War II planned subdivision southwest of downtown that originated in 1953.¹²

Recommendation

This building is eligible under Criterion A for its association with the Valley View Development in which it is located. It is also eligible under Criterion C as a good example of a Contemporary Minimal Ranch.

Criterion A

The Valley View development is a small post-World War II planned subdivision southwest of downtown Plattsmouth that consists of approximately 60 one-story Minimal Traditional and Ranch residences arranged along Hill and Valley Streets. Construction within the subdivision began in 1953, and all of the

¹¹ Cass County Historical Society, 1968 Assessor Sheet for 1726 Valley Street, *Clipping Files*, 1726 Valley Street.

¹² *The Plattsmouth Journal*, "Valley Houses in Various Stages of Construction," June 8, 1953; *The Plattsmouth Journal*, "Houses in Various Construction Stages," June 11, 1953.

lots were generally built upon by the end of that decade.¹³ The subdivision still retains its historic density and the houses generally retain their original form, but many have been altered over the years with vinyl siding, non-historic porches, and non-historic windows and doors. This house, built in 1954, was one of the first to be completed. It stands out with its Contemporary features, and because it is one of the few residences in the subdivision to still retain much of its historic integrity, including windows, cladding material, and a matching garage at the rear. Houses like this one, located within a post-war subdivision, reflect a significant era in community development, when a flurry of construction took place on the outskirts of cities to accommodate families seeking modern, affordable single-family housing options.

Criterion C

This building embodies the Minimal Ranch form, which is identified in *Common Houses in America's Small Towns* as being a simple, one-story rectangular box with no attached garage. The lack of an attached or integrated garage is what sets this ranch type apart from the more distinctive Standard Ranch. This building has the identifying features of a ranch house, with its rectangular plan and flat roof, both of which help to emphasize its horizontality. It is also distinct amongst the ranch houses within the area for its Contemporary stylistic features. The building's retention both of its ranch form, and many of its Contemporary details make it an excellent potential candidate for designation.

¹³ *The Plattsmouth Journal*, "Valley Houses in Various Stages of Construction," June 8, 1953; *The Plattsmouth Journal*, "Houses in Various Construction Stages," June 11, 1953.

PROPERTIES NOT INDIVIDUALLY ELIGIBLE

After further consideration, the following buildings do not appear to be strong candidates for individual listing on the National Register of Historic Places. More complete explanations for each property are provided below.



Figure 10: 518 S. 1st Street. Photograph by APMA May 2016.

518 S 1st Street

CC14- 307

Duplex

Physical Description

This two-story square plan duplex has exterior walls of brick and a non-historic side gabled roof. At the east (front) elevation, there are two bay windows at the first story that reflect the Italianate style and contain cornice brackets and wood molding. These bay projections are the only decorative features found on the building. Historically the building likely contained other decorative elements, but those were removed at unknown dates. Ghosting between the first and second stories on the east elevation indicate that the duplex once contained a full-width front porch. The main entries to the building are located at the center of the west elevation. The north entry has been covered with plywood while the south entry has a non-historic door and screen door. The infill of one of the doors indicates that the building may have been converted from a duplex into a single family residence in more recent years. Window openings at the bay projections and elsewhere contain non-historic vinyl windows. At the west side of the building, there is a one-story brick addition with a shed roof.

Building Development

According to the Cass County Assessor, this building was constructed in 1873. Raymond Chandler, an author that spearheaded the hard-boiled detective genre and film noir, may have lived here with his mother and his uncle and aunt, Earnest and Frances Fitt, during his youth. The 1900 census shows the Fitts rented a home in Plattsmouth on First Street south of Fourth Avenue, in the vicinity where this building is located. It is possible this was the rental property where Raymond Chandler lived in 1900. The Fitt family left Plattsmouth in 1905, and as of 1910, were living in Omaha.¹⁴

Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP, due to physical integrity concerns and lack of concrete information indicating Raymond Chandler was indeed a resident of the building during his childhood. If further research indicates a definite connection

¹⁴ Harlan Seyfer, "The Swans of Our Childhood were Probably Just Pigeons," *Between the Pages*, Plattsmouth Public Library, date unknown; Nebraska, Plattsmouth, Cass County. U.S. Census Bureau, 1900; *Plattsmouth Herald*, "Mrs. S.C. Chandler and son, Ray...", June 12, 1900.

with Raymond Chandler, a Criterion A consideration could be explored. The physical integrity of the building could be reconsidered for a Criterion C consideration, if the original roof line was restored. In addition, a historically compatible porch would need to be installed.



Figure 11: 810 S. 1st Street. Photograph by APMA October 2015.

CC14-293

Wintersteen School

Physical Description

This one-story building is simply designed and reflects the modern aesthetic of the mid-twentieth century. The building is partially built into its sloped site. Exterior walls are primarily clad in brick and the building has a flat roof. A thin strip of vinyl siding wraps around the fascia. Windows and doors are located within recessed portions at the east and west sides of the building. These recessed areas have walls clad in vertical wood siding atop a poured concrete bulkhead. Windows are one-over-one units with a fixed upper sash and an awning lower sash. The entrances at both the east and west elevations consist of a wood door with sidelights. At the northeast end of the site, there is a concrete block wall with "Wintersteen" stamped into it.

Building Development

This building was constructed as Wintersteen Elementary School in 1953. In a *Plattsmouth Journal* article written shortly before the school's completion, the building was described as "a three-room unit with facilities for kindergarten through 4th grade classes."¹⁵ In the 1980s, the building became used for a Head Start Program, and it retained this use until 1996.¹⁶ It was converted into apartments at an unknown date after 1996.

Wintersteen School was named for Dr. William Winterstein, a prominent local citizen in the late nineteenth century who owned a large swath of land in Plattsmouth. Winterstein lived on the hill south of Plattsmouth where Wintersteen School was later built. This hill later came to be known as Wintersteen Hill, in honor of Winterstein.¹⁷

Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP, due to physical integrity concerns and lack of sufficient information indicating the building's significance in the development of the Plattsmouth public school system. Further research for a Criterion A consideration may be explored regarding the building's overall history, the history and context of past

¹⁵ *The Plattsmouth Journal*, "No School Here for Another Week," August 27, 1953.

¹⁶ Plattsmouth Telephone Directories, Cass County Historical Society.

¹⁷ Margo Prentis, Curator at Cass County Historical Museum, email message to author, April 27, 2016; *Nebraska Herald*, Obituary for Dr. William Winterstein, November 6, 1890.

building occupants and how it relates in context to the development of the public school system in Plattsmouth. The physical integrity of the building could be reevaluated for a Criterion C consideration, if the historic integrity of the exterior windows can be verified and the vinyl siding at the fascia removed and replaced with a historically compatible material.



Figure 12: 1020 S. 8th Street. Photograph by APMA October 2015.

CC14- 295 Gable Elm Residence

Physical Description

This residence has a two-story gable front and a one-story wing, and is emblematic of the Gable-Elm form. It is clad in asbestos cement wall shingles and has an asphalt shingled roof. A one-story porch and the front door are located at the front (east) elevation of the one-story wing. The porch has non-historic simple, square wood columns and a solid wood railing. The front door is wood and contains 12 lite divisions. Windows are one-over-one wood units with aluminum storms. Each window has wood trim with a pediment at the top. The home has received at least two one-story additions at its rear, each clad with asbestos cement wall shingles and topped by a shed roof covered with asphalt shingles.

Building Development

According to the Cass County Assessor, this building was constructed in 1895. As of 1968, it was owned by Frank A. Nickels.¹⁸

Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP, due to physical integrity concerns and lack of sufficient information indicating the building's residents were themselves significant persons in our past or associated events that have made a significant contribution to the broad patterns of our history. If further research indicates a direct connection with significant persons or events, a Criterion A consideration could be explored. The physical integrity of the building could be reconsidered for a Criterion C consideration, if the original exterior cladding material was re-exposed and restored. In addition, historically compatible porch posts and railings would need to be installed.

¹⁸ Cass County Historical Society, 1968 Assessor Sheet for 1020 S. 8th Street, *Clipping Files*, 1020 S. 8th Street.



Figure 13: 1005 S. 10th Street. Photograph by APMA October 2015.

CC14-296 Split-Level Ranch

Physical Description

This one-story building with a partially above ground basement reflects the Split-Level Ranch form. The main body of the house consists of a one-and-a-half story unit attached to a one story wing, all of which is clad in wide hardboard siding and is set upon a concrete block foundation. Capping the two sections of the home are low-pitched hipped roofs sheathed in asphalt shingles and with overhanging eaves. The front door and one-car garage are located in the one-story wing to the south. The wood front door is protected by an aluminum storm door and the garage door is metal. At the north elevation of the one-and-a-half story portion, there is a non-historic sliding glass door leading out to a small non-historic wood porch. The home has one-over-one wood windows with aluminum storms.

Building Development

The house was constructed in 1975, according to the Cass County Assessor. Early owners of the building were Wiley J. and Effie M. Cheek.¹⁹

Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP, due to its age and the presence of non-historic alterations, mainly the sliding glass door and deck at the side elevation. If the original materials are still in place when the building meets the 50 year age requirement (2025) and the sliding glass door and deck at the side elevation were removed or made more historically compatible, the building may be eligible for listing in the National Register of Historic Places under Criterion C at that time.

¹⁹ Cass County Historical Society, c.1975 Assessor Sheet for 1005 S. 10th Street, *Clipping Files*, 1005 S. 10th Street.



Figure 14: 1014 S. 10th Street. Photograph by APMA October 2015.

CC14-297

Bi-Level Ranch

Physical Description

This one-story house with a partially above ground basement represents the Bi-Level Ranch form. The house is rectangular in plan, with one of the narrow ends facing the street. The wood frame building is set upon a concrete block foundation, has wide hardboard siding and brick veneer walls, and is topped by a low-pitched hipped asphalt shingled roof with overhanging eaves. The wood front door, which has three square lites at its center and is flanked by one sidelight, is located at the right end of the east elevation. A non-historic metal canopy supported by two metal columns covers the entryway. Wood decks are located at both the north and south elevations. Windows are generally wood. The majority are one-over-one units, but at the east elevation, adjacent to the front door, there is a set of paired windows that consists of a large fixed upper sash and a small awning lower sash. The basement window at the east elevation has been replaced.

Building Development

This building was constructed in 1965, according to the Cass County Assessor. Malcom H. Carroll, Jr. owned the building at some time between 1965 and 1968. By 1968 it was owned by Harold J. Peterson.²⁰ The house remained in Peterson's name until 2013.²¹

Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP, due to physical integrity concerns and lack of sufficient information indicating the building's residents were associated with significant persons in our past or events that have made a significant contribution to the broad patters of our history. If further research indicates a direct connection with significant persons or events, a Criterion A consideration could be explored. The physical integrity of the building could be reevaluated for a Criterion C consideration, if the basement windows were replaced with historically appropriate window units and the history of the porch could be authenticated. If not, the porch would need to be removed and/or replaced with historically compatible components.

²⁰ Cass County Historical Society, 1968 Assessor Sheet for 1014 S. 10th Street, *Clipping Files*, 1014 S. 10th Street.

²¹ Cass County Assessor, 2015 Assessor Sheet, 1014 S. 10th Street.



Figure 15: 1003 11th Avenue. Photograph by APMA October 2015.

CC14-298 Standard Ranch

Physical Description

This one-story rectangular plan residence embodies the Standard Ranch type. The home is clad in wide hardboard siding with brick veneer at the base. It has a concrete block foundation and an asphalt shingled low-pitched hipped roof with overhanging eaves. A chimney is located at the center of the roof's ridge line. The wood front door, which is flanked by one sidelight, is located at the left side of the north elevation. A double-car garage with a metal door is integrated into the house's overall massing at the opposite end of this elevation. Windows are one-over-one wood units, with vinyl storms, arranged in pairs or alone.

Building Development

The house was constructed in 1976, according to the Cass County Assessor. The owners of the residence from at least 1977 until the present are Robert and Jennifer Priebe.²²

Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP, due to its age. If the original materials are still in place when the building meets the 50 year age requirement (2026), the building may be eligible for listing in the National Register of Historic Places under Criterion C at that time.

²² Cass County Historical Society, 1968 Assessor Sheet for 1003 11th Avenue, *Clipping Files*, 1003 11th Avenue; Cass County Assessor, 2015 Assessor Sheet, 1003 11th Avenue.



Figure 16: 502 15th Avenue. Photograph by APMA October 2015.

CC14-299 Irregular Plan Residence

Physical Description

This one-story frame house appears to have originally embodied the gable-and-wing Gable-Ell form, but has received a series of additions and alterations over the years that make it more irregular in form. The wood clapboard clad building has a stone foundation and an asphalt shingled roof. The area that may have historically contained an open front porch has been fully enclosed and contains a stucco-covered kneewall, wood clapboard cladding and a shed roof. An historic wood screen door, which has eight lite divisions, is located within this addition, as are five wood two-over-two windows. Wood clapboard additions, with shed roofs, have also been added at the west and north elevations. Windows outside the front porch enclosure are generally wood two-over-two units with wood trim containing pediments at the top.

Building Development

According to the Cass County Assessor, this residence was constructed in 1875. In the early 1970s, it was owned by Agnes E. Lutz. Agnes had owned the home with her husband, Henry J. Lutz, who died in 1961. Agnes herself died in 1973. Both are buried in Plattsmouth cemeteries.²³

Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP, due to physical integrity concerns and lack of sufficient information indicating the building's residents were associated with significant persons in our past or events that have made a significant contribution to the broad patters of our history. If further research indicates a direct connection with significant persons or events, a Criterion A consideration could be explored. The physical integrity of the building could be reconsidered under Criterion C, if the history of the additions was further documented and if not, the porch posts and the stucco from the knee wall was removed/restored.

²³ Cass County Historical Society, 1975 Assessor Sheet for 502 15th Avenue, *Clipping Files*, 502 15th Avenue; Findagrave.com, Henry Lutz (1893-1961) and Agnes Lutz (1890-1973), <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GSln=Lutz&GSiman=1&GScnty=1816&GRid=105662290&>.



Figure 17: 1502 S. 15th Street. Photograph by APMA October 2015.

CC14-300 Commercial Building

Physical Description

This one-story rectangular commercial building is constructed of concrete masonry units with concrete block pilasters spaced across the north and south elevations. The front (east) elevation is clad in face brick laid in a running bond and has a stepped parapet wall. Stucco covers the walls at the north and south elevations. A curved roof tops the entire building. The main entry is located at the center of the east elevation and contains a non-historic hollow metal door with a large central lite. Flanking the door are large openings containing fixed wood windows, each with a central mullion. The south elevation contains a garage door opening and a non-historic pedestrian door opening. Two historic steel windows, each with eight lites, are also located at this elevation. The north elevation contains four historic steel windows with the same configuration as those at the south elevation. All of the windows have been painted over.

Building Development

This building was constructed at an unknown date. Previous owners have included Midwest Improvement Co., followed by Francis M. and Elaine Casey.²⁴ Today, the building houses Al's Military Collectibles.

Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP, due to a lack of available information on the building's construction and early tenants, as well as non-historic alterations, including the replacement of the front door and the alteration of an opening on the south elevation. If sufficient information indicating the building was associated with significant persons in our past or events that have made a significant contribution to the broad patterns of our history, the building could be reconsidered for listing to the National Register of Historic Places under Criterion A. In addition, if concerns regarding the physical integrity of the building were addressed or remediated it could be reconsidered under Criterion C.

²⁴ Cass County Historical Society, Assessor Sheet, unknown date, 1502 S. 15th Street, *Clipping Files*, 1502 S. 15th Street.



Figure 18: 1538 S. 15th Street. Photograph by APMA October 2015.

CC14-301 Commercial Building

Physical Description

This large, one-story building has a flat roof and is constructed of concrete masonry units, with concrete block pilasters spaced across the front (east) elevation. On the front elevation, a portion of the concrete blocks are accentuated with a slightly protruding octagonal pattern. The main entry is located slightly off center on the east elevation and consists of an aluminum storefront system with three single entry aluminum pedestrian doors. Two garage door openings containing non-historic metal doors are located at the south end of the east elevation. An aluminum canopy supported by slender aluminum columns spans much of the east elevation, stopping just to the north of the garage door openings.

Building Development

The building was constructed in 1971, according to the Cass County Assessor. Early in its history it was owned by Diversified Builders, Inc. In 1975, it was purchased by Bomgaars, a farm and ranch supply retail chain founded in Sioux City, Iowa in 1931 by William H. Bomgaars. The building remained in use by Bomgaars for their retail business until c. 2014, when a new, larger store was constructed on a site to the northwest between U.S. Highway 75 and 2nd Avenue. Today this building is vacant but remains owned by Bomgaars.²⁵

Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP, due to its age. If the original materials are still in place when the building meets the 50 year age requirement (2021), the building may be eligible for listing in the National Register of Historic Places at that time under Criterion C. In addition, further documentation for a Criterion A consideration may be explored regarding the building's overall history, the history and context of past building occupants and how it relates in context to similar commercial development in Plattsmouth and the surrounding region.

²⁵ Cass County Historical Society, c. 1971 Assessor Sheet, 1538 S. 15th Street; *The Plattsmouth Journal*, "Bomgaar's Building a New Store in Plattsmouth," June 11, 2014; Bomgaars, "History," <http://www.bomgaars.com/our-company/history/>.

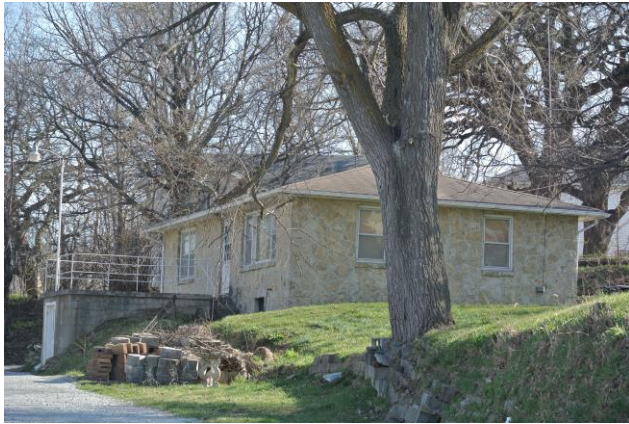


Figure 19: 314 Livingston Road. Photograph by APMA March 2016.

CC14-303 Minimal Ranch

Physical Description

This one-story rectangular plan building reflects the Minimal Ranch form, which is characterized by its lack of an integrated garage. The frame building sits on a concrete block foundation, has stone veneer walls, and an asphalt shingled hipped roof. The front door, which contains a non-historic screen door, is centered on the front (east) elevation and is accessed from a series of steps integrated with a non-historic concrete block garage built into the sloping terrain. To the right of this is a wood framed picture window and to the left are paired wood one-over-one windows. An additional door with a non-historic screen door is located at the center of the rear (west) elevation. Windows here and at the remaining elevations are wood one-over-one double hung units.

Building Development

This building was constructed in 1960, according to the Cass County Assessor. In 1968, the home's owner was Lowell S. Hamblen.²⁶

Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP, due to physical integrity concerns and lack of sufficient information indicating the building's residents were associated with significant persons in our past or events that have made a significant contribution to the broad patterns of our history. If further research indicates a direct connection with significant persons or events, a Criterion A consideration could be explored. The physical integrity of the building could be reevaluated for a Criterion C consideration if the non-historic garage at the front elevation were removed and a more historically compatible stair were built in its place and if the non-historic storm doors were replaced with historically appropriate doors.

²⁶ Cass County Historical Society, 1968 Assessor Sheet for 314 Livingston Road, *Clipping Files*, 314 Livingston Road.



Figure 20: 1640 Thayer Street. Photography by APMA October 2015.

CC14-304

Minimal Ranch

Physical Description

With its rectangular form, low-lying hipped roof, and lack of an integrated garage, this one-story building reflects the Minimal Ranch type. The frame building is clad with wide board siding, has a concrete block foundation, and an asphalt shingled roof. The non-historic fiberglass front door, with a non-historic screen door, is located at the south (front) elevation. It is accessed via a raised concrete pad one step off the ground. Windows at this elevation and elsewhere are wood two-over-two units with aluminum storms.

Building Development

According to the Cass County Assessor, this building was constructed in 1959. By 1968, the owners were Stephan L. and Joyce E. Crews. Previous owners prior to this date included Freddie and Velma V. Ruth, David L. Bogath, Orlando J. and Shirley L. Hard and Hollis A. Davis.²⁷

Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP, due to physical integrity concerns and lack of sufficient information indicating the building's residents were associated with significant persons in our past or events that have made a significant contribution to the broad patterns of our history. If further research indicates a direct connection with significant persons or events, a Criterion A consideration could be explored. The physical integrity of the building could be reevaluated for a Criterion C consideration, if the front door was replaced with a more historically compatible door.

²⁷ Cass County Historical Society, c. 1968 Assessor Sheet for 1640 Thayer Street, *Clipping Files*, 1640 Thayer Street.

FUTURE WORK

“What now?” is a question often asked when a survey such as this is completed. There is more than one answer to this question and those answers depend in part on who you are.

For the Certified Local Government (CLG), there are several answers. First, the CLG should use this document for planning purposes so that work, such as public improvements, does not adversely affect identified historic properties. Secondly, they should use this document to encourage local owners to list their properties in the National Register of Historic Places and participate in a variety of incentive programs. This includes encouraging those owners whose properties are within a proposed historic district to work together to have the district listed. Property owners may also be encouraged to seek local landmark designation for their properties. Finally, the CLG should use this work to promote their local historic resources by using this information as the basis for walking/driving tours or for educational lesson plans for school children.

For local property owners whose properties were identified as having a high potential for listing, the answer is that there is as much or as little work as they are interested in doing. Those interested in the prestige of being listed on the NRHP and/or in taking advantage of the various tax incentive programs, can speak with the CLG and NE SHPO about how to proceed. Those who are not interested have no obligation to do anything further. Property owners who feel that their properties have been overlooked may present additional information to the local CLG and the NE SHPO and ask for a reconsideration of their property.

Further information on what the local CLG does, what listing in the NRHP does and does not entail, and what some of the potential tax incentive programs are is included below.

PLATTSMOUTH CERTIFIED LOCAL GOVERNMENT

The city of Plattsmouth qualified as a Certified Local Government in September 2005. The Certified Local Government (CLG) program is a federal program of the National Park Service, administered by the Nebraska State Historic Preservation Office. As a CLG, the city of Plattsmouth promotes preservation at the local level under an ordinance adopted by the City Council in December 2004 (see Appendix B for Chapter 9, Article 3, Section 9-305 of the Plattsmouth City Code).

The Plattsmouth CLG is headed by the mayor of Plattsmouth, Paul Lambert, and is overseen by the Plattsmouth City Administrator, Erv Portis. The City Administrator staffs and advises the Plattsmouth Historic Preservation Board.

By its designation as a CLG, Plattsmouth is committed to:

- Enforce appropriate legislation for the designation and protection of historic properties;
- Maintain an adequate and qualified historic preservation review commission of professional and lay members;
- Maintain a system for the survey and inventory of historic properties;

- Provide for adequate public participation in the historic preservation program including the process of recommending properties to the National Register;
- Adhere to all Federal requirements for the Certified Local Government Program; and
- Adhere to requirements outlined in the State of Nebraska Certified Local Government Procedures issued by the Nebraska State Historic Preservation Office.

Upon its designation as a CLG, the city of Plattsmouth became eligible for all rights and privileges, including grant funding for historic preservation purposes. CLG grant funds were used to conduct this survey. Other ways the city of Plattsmouth has employed CLG funds included contracting with consultants to facilitate drafting and adoption of Historic District Guidelines, a Main Street Building Façade Survey, streetscape design, a comparative case study contrasting the Internal Building Code with the International Existing Building Code, and local training and education.

The advantages of Plattsmouth being a CLG include:

- Eligible to receive matching funds from the NPS Historic Preservation Fund that are unavailable to non-CLGs.
- Contributing buildings within local landmark districts may be eligible for financial incentives to assist with rehabilitation without being listed in the National Register.
- Through the use of their landmark and survey program, the CLG has an additional tool when considering planning, zoning, and land-use regulations relating to historic properties.
- The CLG has access to a nationwide information network of local, state, federal, and private preservation institutions.
- Finally, the CLG, through its ordinance and commission, has a built-in mechanism to promote pride in, and understanding of, Plattsmouth's history.

PLATTSMOUTH HISTORIC PRESERVATION BOARD

The Plattsmouth Historic Preservation Board was formed as a part of the local legislation that was adopted when Plattsmouth became a CLG. The board meets monthly to discuss local preservation issues. The Board consists of seven local individuals with a demonstrated interest in preservation and/or who own property in a local historic district. They are appointed by the mayor for three year terms. Current members consist of Richard McKinley (Chairman), Doug Duey, Don Gappa, Joe Ostaseski, Jennifer Roby, Harlan Seyfer and Celine Wilcox.

Duties of the board include:

- To adopt preservation guidelines;
- To review National Register nominations;
- To review proposed work on certified historic structures;

The Plattsmouth City Code contains specific requirements and procedures for the Heritage Preservation Commission. For more information contact the Plattsmouth City Administrator.

NEBRASKA STATE HISTORIC PRESERVATION OFFICE (NESHPO)

The NeSHPO administers a wide range of preservation programs that are of benefit to Plattsmouth residents. The duties required of the NeSHPO are laid out under the National Historic Preservation Act and include the following:

- Conducting and maintaining a statewide historic resources survey.
- Administering the National Register of Historic Places (NRHP) program.
- Assisting local governments in the development of historic preservation programs and certification of qualifying governments as Certified Local Governments under the NPS program.
- Providing guidance and administering the federal tax incentives program for the preservation of historic buildings.
- Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.
- Providing preservation education, training, and technical assistance to individuals and groups and local, state, and federal agencies.

NATIONAL REGISTER OF HISTORIC PLACES (NRHP)

One of the goals for conducting surveys is to identify properties that may be eligible for listing in the National Register of Historic Places. The National Register is our nation's official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in our history or prehistory. These properties and objects may reflect a historically significant pattern, event, person, architectural style, or archaeological site. National Register properties may be significant at the local-, state-, or national-levels.

Properties need not be as historic as Fort Robinson or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that retain their physical integrity and convey local historic significance may also be listed. It is important to note what listing a property in the National Register means, or perhaps more importantly does not mean.

The **National Register DOES NOT:**

- Restrict, in any way, a private property owner's ability to alter, manage or dispose of a property.

- Require that properties be maintained, repaired, or restored.
- Invoke special zoning or local landmark designation.
- Allow the listing of an individual private property over an owner's objection.
- Allow the listing of an historic district over a majority of property owners' objections.

Listing a property on the **National Register DOES:**

- Provide recognition to significant properties.
- Encourage the preservation of historic properties.
- Provide information about historic properties for local and statewide planning purposes.
- Promote community development, tourism, and economic development.
- Provide basic eligibility for financial incentives, when available.

Many properties in Plattsmouth are already listed in the National Register. For a list of National Register properties in Cass County, go to: <http://www.nebraskahistory.org/histpres/nebraska/index.htm> For more information, contact the National Register Coordinator in Nebraska State Historic Preservation Office at (402) 471-4787 or by email at nshs.hp@nebraska.gov.

FEDERAL HISTORIC REHABILITATION TAX CREDIT PROGRAM (FHTC)

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register Historic District, or a local landmark/historic district that have been certified by the Secretary of the Interior.

A certified rehabilitation is one that conforms to the Secretary of the Interior's Standards for Rehabilitation. The Standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and the community. The program does not necessarily require a property to be reconstructed or restored to its original condition, but historically significant materials, features, finishes, and spaces should be retained to the greatest extent possible.

The FHTC in Nebraska has been responsible for:

- Reinvesting millions of dollars for the preservation of historic buildings.
- Establishing thousands of low- and moderate-income housing units and upper-income units.
- Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.

- Helping to broaden the tax base.
- Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.
- Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property—usually by listing the property in the National Register—and certification of the historic rehabilitation is made by both the NeSHPO and the National Park Service. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office. For more information, contact the Project Coordinator at the Nebraska State Historic Preservation Office at (402) 471-4787 or by email at nshs.hp@nebraska.gov.

NEBRASKA HISTORIC TAX CREDIT (NHTC)

In 2014, the Nebraska State Legislature passed the Nebraska Job Creation and Mainstreet Redevelopment Act. This program offers a total of \$15 million in state historic preservation tax credits for each calendar year from 2015 to 2019. It is administered jointly by the Nebraska State Historical Society and the Nebraska Department of Revenue.

This program provides a twenty percent (20%) Nebraska tax credit for eligible expenditures made to rehabilitate, restore or preserve historic buildings. This is a dollar-for-dollar reduction in state tax liability, which can be transferred with limitations. The minimum project investment must equal or exceed \$25,000; with a maximum of \$1 million in credits allowed per project.

To qualify, rehabilitation work must meet generally accepted preservation standards, and the historic property must be:

- Listed individually in the National Register of Historic Places or is in the process of nomination/listing
- Located within a district listed in the National Register of Historic Places or part of a pending district nomination/listing
- Listed individually under a certified local preservation ordinance or is pending designation **or**
- Located within a historic district designated under a certified local preservation ordinance or located within a district that is pending designation
- Be an income producing property following rehabilitation.

VALUATION INCENTIVE PROGRAM (VIP)

The Valuation Incentive Program (VIP) is a property tax incentive that assists in the preservation of Nebraska's historic buildings. After the project is completed, the assessed valuation of a historic property is frozen for eight years at the value when rehabilitation started, known as the "base" valuation. The taxable valuation then rises to its actual value over a four year period. To be eligible for this state tax incentive, a building must:

- Be a qualified historic structure, either by listing in the National Register or by local landmark designation through an approved local government ordinance.
- Be substantially rehabilitated, which means the project must be worth at least 25 percent of the property's "base" assessed value.
- Be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation
- Be a qualified historic structure and the NeSHPO must receive an application in order for expenditures to qualify. The tax freeze benefits the owners of the historic properties and the community by:
 - Providing a real economic incentive to rehabilitate historic buildings.
 - Increasing the long-term tax base of a community.
 - Helping stabilize older, historic neighborhoods and commercial areas.
 - Encouraging the promotion, recognition, and designation of historic buildings.
 - Allowing participation by local governments that enact approved historic preservation ordinances.

For more information, contact the Project Coordinator at the Nebraska State Historic Preservation Office at (402) 471-4787 or by email at nshs.hp@nebraska.gov.

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APPENDIX A - GLOSSARY

Architectural Style. All buildings have form, but not all buildings have an architectural style. Architectural style describes a formal application of aesthetic and design principals to a building form.

Association. One of the seven aspects of integrity, association is the direct link between a property and the event or person for which the property is significant. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," (1990), 44-45.)

Balloon frame. A type of support for wood-frame buildings that utilizes vertical studs that extend the full height of the wall and floor joists fastened to the studs with nails. Balloon-frame buildings in Nebraska became popular with the expansion of the railroad when milled lumber could be shipped to the plains for relatively low cost.

Bi-Level Ranch. The bi-level building type evolved from two building types, the ranch and the split-level. The entry of a bi-level home leads to a stair landing halfway between two stories. Most often the lower story is a raised basement. The bi-level was a more efficient way of constructing than a split-level and provided more space than other ranch types.

Building. A building is erected to house activities performed by people. Often designed by an architect.

Circa, Ca., or c. At, in, or of approximately, used especially with dates.

Clapboard. Relatively long, thin boards that have a thick lower edge and a feathered, or tapered upper edge. The shape of the boards permits them to be overlapped horizontally. Clapboard is most commonly used as cladding material on vernacular form houses and their secondary buildings.

Contemporary (1950-1980). Popular among architect-designed homes built between the 1950s and 1960, the contemporary building type has two distinct subtypes that are most easily identified by the roof shape. The Contemporary Flat Roof building type was derived from the International Style in regards to its massing and plan arrangement, but differs in its use of materials and a close integration with the landscape. The Contemporary Gable Roof is more influenced by Craftsman and Prairie styles in regards to its appearance. For both subtypes, decorative detailing is minimal and the materials typically employed are simply arranged wood, brick, or stone.

Contributing (National Register definition). A building, site, structure, or object that adds to the historic associations, and/or historic architectural qualities for which a resource is significant. The resource was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period. These resources are already listed on the National Register, considered active and a record is maintained in the NeHBS inventory.

Design. One of the seven aspects of integrity, design refers to the composition of elements that constitute the form, plan, space, structure, and style of a resource. Changes made to continue the function of the resource during its period of significance may acquire significance in their own right. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," (1990), 44-45.)

Eligible. A building, site, structure, or object that alone, or as part of a potential historic district, meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places, but is not yet listed. These resources are considered active and a record is maintained in the NeHBS inventory.

Evaluation. Process by which the significance and integrity of a historic resource is judged.

Extant. Still standing or existing (as in a building, structure, site, and/or object).

Facade. Any single side of a building or structure.

Feeling. One of the seven aspects of integrity, feeling is the quality that a historic resource has in evoking the aesthetic or historic sense of a past period of time. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," (1990), 44-45.).

Fenestration. The arrangement of windows and other exterior openings on a building.

Form. All buildings have form. This shape of the exterior massing can be classified by describing the general shape of the floor plan and roof slopes. It is most often used when describing vernacular buildings.

Further Information Needed. A building, site, structure, or object that may meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places after additional research is completed. These resources are considered active and a record is maintained in the NeHBS inventory.

Gable-El (1860-1910). The vernacular form of a building, generally a house, in which two gabled wings are perpendicular to one another in order to form an "L"-shaped plan.

Gable end. The triangular end of an exterior wall.

Gable roof. A roof type formed by the meeting of two sloping roof surfaces.

Hipped roof. A roof type formed by the meeting of four sloping roof surfaces.

Historic context. The concept used to group related historic properties based upon a theme, a chronological period, and/or a geographic area.

Integrity. Authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of historic significance. Integrity is evaluated through seven aspects; location, design, setting, materials, workmanship, feeling and association. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," (1990), 44-45.)

Inventory. A database of resources evaluated as eligible and/or potentially eligible for the National Register.

Italianate Style (1870-1890). An architectural style commonly used in residences, these square, rectangular, or L-shaped, two to three-story buildings have low-pitched, hip roofs, with wide eaves usually supported by heavy brackets, tall narrow windows, and front porches. In some cases, the roof may be topped with a cupola. Windows are commonly highlighted with elaborated crowns in an inverted "U" shape. (McAlester, *A Field Guide to American Houses*, 211.)

Location. One of the seven aspects of integrity, location refers to the place where an historic resource was constructed or the place where the historic event took place. Integrity of location refers to whether the property has not been moved or relocated since its construction. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," (1990), 44-45.)

Materials. One of the seven aspects of integrity, these include the physical elements that were combined or deposited in a particular pattern or configuration to form a historic resource. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," (1990), 44-45.)

Minimal Ranch. The Minimal Ranch is distinguished from other ranch house forms by its lack of an integrated or attached garage. These ranches are often situated on building lots smaller than other Ranch variations. In all other respects it embodies the common elements for this house type, as described in the definition for "Ranch" below.

Minimal Traditional (1930-1950). To meet the demand for economical homes during the 1930s, more simplified housing forms began to emerge. The earliest of these was the Minimal Traditional House. These building types developed from the basic bungalow, vernacular Tudor and cottage forms and were adapted to meet the budgets of developers and home owners. Immediately preceding and following World War II, this building type dominated large tract-housing developments of the period. The building type has a small footprint and is often one to one-and-one-half stories in height with minimal ornamentation compared to earlier styles and asymmetrical fenestration with an off-center entrance.

Multiple Property Nomination. The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

National Register of Historic Places (National Register). The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices.

Non-contributing (National Register definition). A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a resource is significant. The resource was not present during the period of significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period.

Object. A simple and/or small-scale construction not identified as a building or structure; i.e. historic signs, markers, and monuments. Often designed and/or constructed by an artist.

One-story Cube (circa 1870-1930). The vernacular form of a house, which is one-story and box-like in massing. Features generally include a low-hipped roof, a full front porch recessed under the roof, little ornamentation, and simple cladding, such as clapboard, brick, or stucco. Also known as a Prairie Cube.

Period of Significance. Span of time in which a property attained the importance for which it meets the National Register criteria.

Property type. A classification for a building, structure, site, or object based on its historic use or function.

Ranch (1945-1970). An architectural form that was the dominant house type throughout the country after World War II. These houses have a one-story elongated main mass, asymmetrical facade, and low-pitched roof with wide eaves. Additional characteristic features often include a large picture window on the front facade, elevated windows, integrated planters, wrought-iron porch supports, wide chimneys, roof cutouts, and an attached garage or carport. Variations include: Minimal Ranch, Standard Ranch, Split-Level Ranch, Bi-Level Ranch, Massed Ranch, Raised Ranch, Composite Ranch and Inline Ranch.

Reconnaissance Survey. The process of evaluating all resources within a delineated boundary.

Resource. A building, site, structure, or object.

Setting. One of the seven aspects of integrity, setting is the physical environment of a historic resource that illustrates the character of the place. Integrity of setting remains when the surroundings have not been subjected to radical change. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," (1990), 44-45.)

Shed roof. A roof consisting of one inclined plane.

Side Gable (1860-1940). The vernacular form of a building, generally a house, in which the gable end of the roof is perpendicular to the street.

Significance. Importance of a historic property as defined by the National Register criteria in one or more areas of significance.

Site. The location of a prehistoric or historic event.

Split-level Ranch (1955-1975). An architectural style commonly used on residences. Although the building type was developed during the 1930s, it did not see a large demand until the 1950s. The multi-story form served as an alternative to the one-story ranch house. The split level provided a larger house and addressed a family's need for three types of living space: service areas, living areas and sleeping areas. This manifested in three levels of interior space created by a two-story wing intercepted at mid-height by another wing.

Structure. Practical constructions not used to shelter human activities; i.e. grain elevators and bridges. Often designed by an engineer.

Vernacular. A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.

Workmanship. One of the seven aspects of integrity, workmanship is the physical evidence of the crafts of a particular culture or people during any given period of history. Workmanship can furnish evidence of the technology of the craft, illustrate the aesthetic principles of a historic period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," (1990), 44-45.)

APPENDIX B – PLATTSMOUTH CITY CODE, CHAPTER 9, ARTICLE 3, SECTION 9-305

SECTION 9-305 LANDMARK HERITAGE PRESERVATION

1. For the purposes of this Ordinance, the words and phrases below shall have the following definitions:

- a. **Board:** The Historic Preservation Board of the City of Plattsmouth.
- b. **Planning Commission:** The Planning Commission of the City of Plattsmouth.
- c. **Cumulative Effect:** This Ordinance shall be cumulative to all other provisions of adopted Codes and including Codified Ordinances relating to building, electricity, plumbing or any other technical requirements or provisions; and once work has been approved on a landmark or in a historic district, all other appropriate permits and inspections shall be obtained, and fees therefore shall be paid in accordance with the Land Development Ordinance of the City of Plattsmouth.
- d. **Design Guidelines:** Design criteria for new construction, alterations and renovations of properties designated as landmarks and in historic districts.
- e. **Landmark:** An individual structure, or an integrated group of structures on a single lot or site, or a site having a special character or special historical, cultural, educational, architectural, engineering or geographic interest of value.
- f. **Historic District:** An area or section of the City of Plattsmouth containing a number of structures having a special character of historical, cultural, educational, architectural, engineering or geographic interest or value.
- g. **Owner:** A real estate owner or owner's authorized agent, officer of a corporation which owns real estate, partner of a partnership owning real estate, or member of an LLC or other similar organization owning real estate.
- h. **Private:** All bodies, groups, organizations, associations, corporations, clubs and individuals of whatever nature which are not included in the definition of "public".
- i. **Public:** The state, or any agency thereof; a municipality; a county or any board appointed by or acting for same; a township; a commission or other authority established by law; any district, or other political subdivision of the state or public body recognized by law.
- j. **Structure:** Anything constructed or erected, the use of which requires location on the ground or attached to something having location on the ground.
- k. **Work:** Work shall mean and include any alteration, demolition, construction, reconstruction, restoration, remodeling or other material change in the external appearance of the structure. Nothing in this Section 9-305 may be construed to prevent ordinary maintenance or repair where such maintenance or repair does not involve a material change of appearance.

2. The City Council finds that the protection, enhancement, perpetuation and use of structures, districts and elements of historical, cultural, educational, architectural, engineering or geographic significance, located within the City of Plattsmouth, contribute to the prosperity, civic pride and general welfare of the people; and further finds that the economic, cultural and aesthetic interests of the City of Plattsmouth cannot be maintained or enhanced by disregarding the heritage of the City of Plattsmouth and that people of the City of Plattsmouth have an interest in the maintenance, preservation, demolition or other action regarding such cultural assets.

Therefore, the City Council finds that the purposes of this Ordinance are, among other things, to:

- a. designate, preserve, protect, enhance and perpetuate those structures and districts which reflect significant elements of the City's heritage;
- b. foster civic pride in the beauty and accomplishments of the past;
- c. stabilize or improve the aesthetic and economic vitality and values of such structures and districts;
- d. protect and enhance the City's attraction to tourists and visitors;
- e. promote the use of historic structures or districts for education; and
- f. promote and encourage continued private ownership and utilization of such buildings and other structures now owned and used, to the extent that the objectives listed above can be promoted.

3. There is hereby created the Historic Preservation Board of the City of Plattsmouth.

- a. The Board shall be composed of seven (7) members, consisting of citizens who have a demonstrated interest in preservation, architecture, engineering, interior design, historical or cultural matters or are owners of real estate within the historic district. The Board shall consist of residents or property owners of Plattsmouth, Nebraska.
- b. The members of the Board shall be appointed by the Mayor, subject to confirmation by the City Council.
- c. Initially, three (3) members of the Board shall be appointed for a one (1) year term, two (2) members shall be appointed for a two (2) year term, and two (2) members shall be appointed for a three (3) year term. Members shall serve until their successors are appointed and qualified, and may be appointed to successive terms.
- d. In the event of a vacancy occurring in the membership of the Board for any reason, an appointment shall be made to fill the vacancy in the same manner as the original appointments for the unexpired term.
- e. The members of the Board shall serve without compensation.
- f. The Board shall elect its chairperson from among its members.
- g. The Board shall establish its own rules of procedure.

- h. Four (4) members of the Board shall constitute a quorum for the transaction of business.
 - i. Except as otherwise provided herein, four (4) affirmative votes shall be required for final action on any matter acted upon by the Board.
 - j. The Board shall meet at minimum quarterly or at times and in such places as it may determine, or upon the call of the chairperson. If a member has 3 consecutive unexcused absences, the position will become vacant and the Mayor with the consent of the City Council shall fill the vacancy.
 - k. The Board shall adopt design guidelines based on the Secretary of the Interior's Guidelines for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and other appropriate sources. In doing so, the ordinances recommended by the Board shall provide for the consideration of economic factors and provide for the recognition of weighing potential economic detriments against preservationist objectives and shall strive to effect a fair balance in all instances.
4. All plans, projects, proposals, evaluations, specifications, and sketches and other information necessary for the review of the Board, or colors, building materials, signs, or other features subject to public view, shall be made available to the Board by the applicant or appropriate department of the City of Plattsmouth, along with a copy of the application for the building or demolition permit.
5. The City Administrator shall be the Director of the Board, without the right to vote, and he/she or members of staff shall be the custodian of records, conduct official correspondence and generally to supervise the clerical and technical work of the Board as required to administer this Ordinance. In addition, the Director, for and on behalf of the Board and with the approval and direction of the Board, shall:
- a. Carry out, assist and collaborate in studies and programs designed to identify and evaluate structures, sites and areas worthy of preservation;
 - b. Consult with and consider the ideas and recommendations of civic groups, public agencies and citizens interested in historic preservation;
 - c. Inspect and investigate structures, sites and areas which are believed worthy of preservation;
 - d. Disseminate information to the public concerning those structures, sites and areas deemed worthy of preservation and encourage and advise property owners in the protection, enhancement, perpetuation and use of property of historical interest; and
 - e. Make recommendations and do such other acts pursuant to this Ordinance as the Board shall direct.
6. The duties of the Board shall include:
- a. Submit to the Planning Commission for public hearing and approval, for further submission to the Mayor and City Council for public hearing and approval, and subsequently maintain (and resubmit as required) a list of structures and other features deemed deserving of official

recognition although not designated as landmarks or historic districts and take appropriate measures of recognition, and maintain a documentary inventory;

b. Consider methods other than those provided for in this Ordinance for encouraging and achieving historical preservation, and make appropriate recommendations to the Planning Commission, City Council, and other bodies and agencies, both public and private;

c. Taking into consideration the Cass County Nebraska Historic Building Survey and similar such surveys, make an inventory of all sites, structures, and districts within the zoning jurisdiction of the City of Plattsmouth which are designated as, or which it deems deserving of designation as, historic landmarks on or before December 31, 2005, and from this inventory make recommendations of such sites, structures and districts for such designation by Ordinance;

d. Upon request of the property owner or nomination by the Board and with approval of property owner, any property nominated to the National register must be reviewed by Board and forwarded with comments to the Chief elected official (Mayor) for review and comment prior to consideration by the State Historic Preservation Office (SHPO); and

e. Upon request of the property owner, assist with paperwork for consideration for National Register nomination.

7. Properties may be designated as Landmarks and Historic Districts may be created as set forth below, and when so designated, the same shall be subject to this ordinance.

a. All landmarks and property within a historic district shall be subject to the controls, standards and procedures set forth in this ordinance.

b. A particular site, structure or area may be designated for preservation as a landmark or historic district if it has:

(1) Historic importance or cultural significance, interest or value as part of the development, history, heritage or culture of the City, state or nation or is associated with the life of a person significant in the past; or is the site of an historic event, or exemplifies the cultural, political, economic, educational, social or historic heritage of the community;

(2) Architectural and engineering importance, portraying the historical setting or environment of a distinctive characteristic of an architectural or engineering type, period, style, or method of construction; or is the work of a resident, builder or designer whose individual work is significant in the development of the City; or contains elements of design, detail, materials or craftsmanship of distinctive quality, or which represents a significant innovation;

(3) Geographic importance, by being a part of or related to a city center, park or other distinctive area, which should be developed or preserved according to a plan based on a historic, cultural or architectural motif; or owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community, or the City of Plattsmouth; or

(4) Archeological importance has yielded or is likely to yield information important regarding the history of the area prior to the establishment of the City of Plattsmouth.

- c. A landmark or historic district may be proposed by the City Council, the Board or upon petition of the owner. Any such proposal shall be filed with the Director on forms prescribed by the Board.
 - d. Designation of a potential historic district may be proposed on the application of the owners of fifty-one (51%) percent of the front footage of the real property in the proposed district.
 - e. Each proposal of a landmark or an historic district shall first be considered by the Board at a public hearing.
 - f. Notice of the time, place and purpose of the public hearing to be held upon the proposal of a landmark or an historic district shall be given by the Board in the official newspaper of the City of Plattsmouth not less than ten (10) days prior to the date of the hearing and by mail to the owners of all property included in the proposed designation, using for that purpose the names and addresses of the last-known owners as shown by the county real property tax records. Failure to send notice by mail to any such property owner where the address of the owner is not so recorded shall not invalidate any proceedings in connection with the proposed designation. The Board may also give such other notice as may be deemed desirable and practicable.
 - g. A record of the pertinent information presented at the hearing upon the proposal of a proposed landmark or an historic district shall be made and maintained as a permanent public record.
 - h. The Board may approve, disapprove or modify the proposal of a landmark or an historic district and shall notify the applicant of the action taken within sixty (60) days of the referral thereof to the Board.
 - i. The recommendation of the Board for approval of a proposal for a proposed landmark or historic district shall state the particular standards for such designation, as set out in this section, which are applied in each designation.
 - j. In the case of a proposed landmark, recommendation for designation shall require six (6) affirmative votes if the owner or owners thereof do not concur in the designation or a simple majority if the owner or owners of a landmark site concur in the designation.
 - k. In the case of a proposed historic district, recommendation for designation shall require the concurrence in such designation by the owners of fifty-one (51%) percent of the front footage of the real property within the proposed district.
8. The Board shall transmit the proposal for the designation of a landmark or an historic district to the Planning Commission for recommendation to the Mayor and City Council. The Board shall consider the degree of conformity or nonconformity with the comprehensive development plan of the City.
9. The Mayor and City Council shall consider the designation of property as a Landmark or the designation of an historic district as follows:
- a. When a proposal for the designation of a landmark or an historic district is presented to the City Council, it shall take into consideration the recommendation of the Board, and shall further give consideration to the economic consequences to the City and the affected property owners.

b. Objection by the owners of twenty (20%) percent of the front footage of the property within a proposed historic district shall require five (5) affirmative votes by City Council for approval of such district.

c. Objection by the owner or owners of a proposed landmark shall require five (5) affirmative votes for approval of such landmark.

d. Objections as to a landmark or an historic district designation must be acknowledged on a form available in the office of the Director and any such objections must be filed with the City Clerk no later than the first reading of the proposed designation ordinance.

e. In order for the owners of a particular parcel of land to validly object to the designation, such objection shall be executed by all those owners who are otherwise required to execute a valid conveyance of a fee simple interest in such parcel and whose names appear in the records of the County Register of Deeds.

f. Pursuant to the provisions of this Ordinance, and the procedures set forth herein, the City Council may, by ordinance, designate a "Landmark", or an "Historic District."

g. An historic district may be designated as such only if the owners of at least fifty-one (51%) percent of the front footage of property within the district concur in such designation, not to include any public right-of-way located in such district.

h. Each ordinance designating a landmark or an historic district shall include a description and statement of the significance of the real property or district to justify its designation as such and a description of the particular features that should be preserved, and shall include the legal description of the landmark or an historic district.

i. Within ten (10) days after the effective date of an ordinance designating property as a landmark or an historic district, the Director shall send a copy of such ordinance and a letter prepared by the Director outlining the basis of such designation and the obligations and restrictions which result from such designation to the owner of record of each property so designated or each property within the designated district by registered or certified mail.

10. The City Council may, by ordinance, amend or rescind the designation of a landmark or an historic district at any time pursuant to the same procedures set forth in this article for the original designation.

11. All properties owned by government entities and/or public agencies shall be subject to the provisions of this Ordinance in the same manner as private persons. All visible modifications or additions to public areas within a landmark or an historic district, including street furniture, lighting fixtures, and paving materials shall be subject to review by the Board.

12. The Board shall, in the administration of the provisions of this Ordinance, take into account all economic factors presented to it. The Board shall recognize the necessity of weighing potential economic detriments against preservationist objectives and shall strive to effect a fair balance in all instances.

13. No person shall carry out or cause to be carried out any Work on a landmark or structure in a an historic district without a certificate of approval first being issued by the Board. For the purposes of this section, any alteration, new or infill construction, restoration, remodeling or other changes shall be

deemed to require a certificate of approval where such Work affects any of the characteristics of the landmark or an historic district which were deemed to be significant and intended to be preserved as recited in the ordinance designating such landmark or district.

14. Building permits must be obtained prior to any Work being done. A board approved certificate of approval must be presented to the building official prior to any building permit being issued.

15. Whoever violates or fails to comply with any of the provisions of the Code for which no penalty is otherwise provided, shall be, upon conviction, subject to fine of not more than two hundred dollars (\$200.00). A separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues.

16. Applications for certificates of approval shall be processed as follows:

a. All applications for a certificate of approval will be made on forms available at the Director's office and shall be forwarded immediately to the Board.

b. Notwithstanding any other provision of law, the Building Inspector shall not permit any work except as pursuant to a certificate of approval issued by the Board as authorized by the City Council.

c. The Board shall hold a public hearing on applications to it for a certificate of approval.

d. The determination by the Board on an application for a certificate of approval, or report of any action taken, shall be forwarded to the Director for appropriate action not later than forty-five (45) days after receipt of the application by the Board.

e. The Board, in considering the appropriateness of any work, shall consider, among other things, the purposes of this article, the historical and architectural value and significance of the landmark or an historic district, the texture, material and color of the building or structure in question or its appurtenant fixtures, including signs, and the relationship of such features to similar features of other buildings within a an historic district, and the position of such building or structure in relation to the street or public way and to other buildings and structures.

f. If, after considering the application for a certificate of approval required by this Section, the Board determines that the proposed changes are consistent with the criteria for historic preservation established by this section, the Board shall recommend to the Director the issuance of the certificate of approval.

g. In the event of determination to deny a certificate of approval, the Board shall request consultation with the owner for a period not to exceed ninety (90) days for the purpose of considering alternatives which achieve preservation in keeping with the criteria. If within that time, an acceptable solution has been achieved, the decision may be amended to approve issuance of a certificate. If at the end of ninety (90) days, an acceptable solution has not been achieved, the certificate of approval shall be deemed finally denied and the applicant so notified by letter and the applicant may appeal to the Council within twenty (20) days of the date of the letter finally denying the application. The Council may, after a public hearing, reverse or modify the recommendation of the Board but only if it finds that owing to special conditions pertaining to the

specific piece of property, denial of the certificate of approval will cause undue and unnecessary hardship.

17. The Director, or one acting in his absence or at his direction, may issue a temporary certificate of approval upon a showing of extreme hardship on the applicant or for the public safety in cases where there is a delay during the interim between hearings by the commission, provided that such temporary certificate of approval shall be ratified or revoked, in whole or in part, by the commission at its next meeting. The director, or one acting in his absence or at his direction, may, upon application of the owner seeking the permit, issue a certificate of approval if the director deems the application not to be for work as defined in this division.

18. The Planning Commission shall review all Board recommendations, and forward its recommendation on the same to the Mayor and City Council.

19. The Board may hold public hearings on City of Plattsmouth projects and undertakings affecting landmark sites, structures or historic districts and make recommendations to the City Council concerning same.

20. The Board may, upon request of the property owner, render advice and guidance with respect to any proposed work on a landmark or an historic district.

APPENDIX C – SITE DATA

The following pages include the following for each property:

- Assessor's Data Pages
- Assessor's Sketches
- Clippings

This information should be thought of as a start to research for any future National Register Nominations.